

24/12 Sanders Street,
Upper Mount Gravatt

Sold



24/12 Sanders Street, Upper Mount Gravatt

SOLD BY EMILY XIONG

Set right in the heart of Upper Mount Gravatt, this contemporary apartment at Ivory combines lifestyle convenience with smart design. Offering two bedrooms plus a multipurpose room, expansive interiors and a covered balcony, it presents an ideal choice for professionals, couples or investors.

Top 5 Features at a Glance:

1. Two bedrooms plus multipurpose room with flexible use.
2. Stone kitchen with island, mirrored splashback and dishwasher.
3. Timber-look flooring throughout, ducted air con and ceiling fans.
4. Covered balcony with evening outlook and access from master.
5. Rooftop BBQ entertaining terrace and secure basement parking.

Located within Ivory Apartments, this residence offers a seamless blend of modern style and functional living. The layout spans 102 square metres in total, with generous indoor living complemented by a broad balcony for relaxed alfresco use. Every space has been carefully planned for comfort and ease, while the location delivers unmatched convenience with shopping, dining and transport all a short stroll away.

At the heart of the apartment lies a free-flowing lounge and dining zone, framed by wide glass sliders that invite natural light and connect

2 2 1

FOR SALE

Please Call

AGENTS

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AGENCY

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LJ Hooker

to the covered balcony. Timber-look flooring runs throughout, creating a cohesive and low-maintenance finish, while ducted air conditioning and ceiling fans keep the home comfortable year-round.

The kitchen is a statement in streamlined design, featuring stone benchtops, mirrored splashback and timber-look cabinetry. The central island provides extra workspace and doubles as a breakfast bar, with an integrated dishwasher and sleek electric appliances.

Two bedrooms offer quiet retreats, each with built-in robes and balcony access. The master enjoys its own ensuite finished in modern tones, while the second bathroom with mirrored cabinetry and walk-in shower serves guests and the second bedroom with equal flair. Completing the versatile floorplan is a multipurpose room - perfect as a study, studio space or compact guest room - ensuring the apartment adapts to your changing needs.

A highlight of the property is the large balcony, oriented for evening relaxation and casual entertaining - it extends the living space and enhances the sense of openness. Residents also have access to Ivory's rooftop entertaining terrace, a sprawling communal space complete with BBQ bench and sink, ideal for hosting larger occasions against a scenic backdrop.

Lifestyle and convenience are paramount here, with secure basement parking included yet rarely required. From your front door, it's a quick walk to everyday essentials, cafes, medical services and major retail at Westfield Mt Gravatt. The Village shopping precinct, schools, childcare and Griffith University are all close at hand, while nearby bus stops and easy access to the Gateway and Pacific motorways ensure smooth connections to the city and coast.

Local Quick Facts (approx. walking/driving distances):

- 220 m to Upper Mount Gravatt State School
- 240 m to bus stop
- 300 m to The Village Upper Mount Gravatt
- 350 m to Shingai Park
- 550 m to Westfield Mt Gravatt
- 750 m to Clairvaux MacKillop College
- 750 m to St Bernard's School
- 1 km to Perfect Beginnings Early Learning Centre
- 1.8 km to Macgregor State High School
- 2.7 km to Griffith University Nathan Campus

Combining a premium position with quality finishes and excellent communal amenities, this apartment offers a lifestyle of true ease and connection. Secure your place at Ivory and enjoy the best of Upper Mount Gravatt living.

Contact Emily Xiong today to arrange your inspection.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L
T/A LJ Hooker Property Partners
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MORE DETAILS

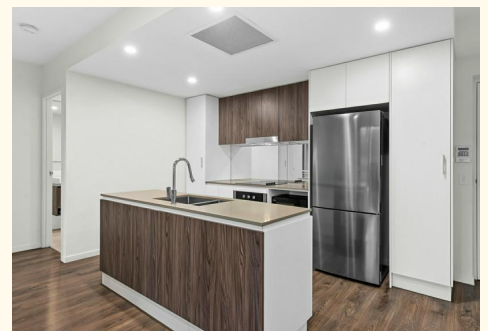
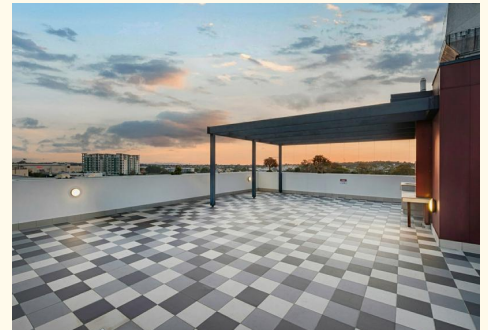
Property ID B3JPF4R
Property Type Apartment
Including Air Conditioning
Balcony
Dishwasher
Built-in-Robes
Secure Parking
Remote Garage

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Emily Xiong
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Ivory
24/12 Sanders Street
Upper Mount Gravatt

- 2 Bed + MPR
- 2 Bath
- 1 Car

Internal 78m²
Balcony 24m²
Total 102m²
Carspace 14m²

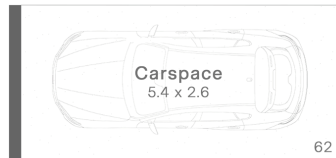


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NORTH →

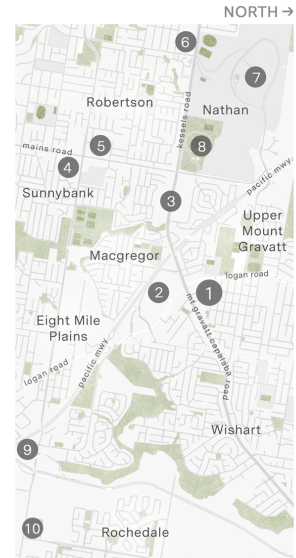


FLOOR NAME
2.5m Ceiling



BASEMENT 3

1. Ivory
2. Westfield Garden City
3. Macgregor Homemaker Centre
4. Market Square
5. Sunnybank Plaza
6. QEII Jubilee Hospital
7. Griffith University Nathan Campus
8. Nissan Arena
9. Eight Mile Plains Busway Station
10. Rochedale Shopping Village



LOCATION MAP